



15th and Grand Avenue

1503 Grand Avenue
Billings, Montana 59102

Property Highlights

- Structure Size: 2,749 SF
- Lot Size: 13,783 SF
- Year Built: 1981
- Zoning: Community Commercial
- Grand ADT: 22,750
- 15th Street West ADT: 8,732
- For Lease or Sale \$425,000.00

Property Description

High traffic retail pad site with excellent frontage to Grand Avenue on a lit intersection. There currently exists a small 2,749 SF Retail/C-Store on the site. Property is also accompanied with a billboard lease through 2019. Property was originally constructed as a gas station but all tanks have been removed and is pending DEQ approval for closure.

OFFERING SUMMARY

Available SF	
Lease Rate	Negotiable
Lot Size	0.34 Acres
Building Size	2,749 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	13,340	\$51,386
3 Miles	66,687	\$57,566
5 Miles	113,411	\$57,302

For more information

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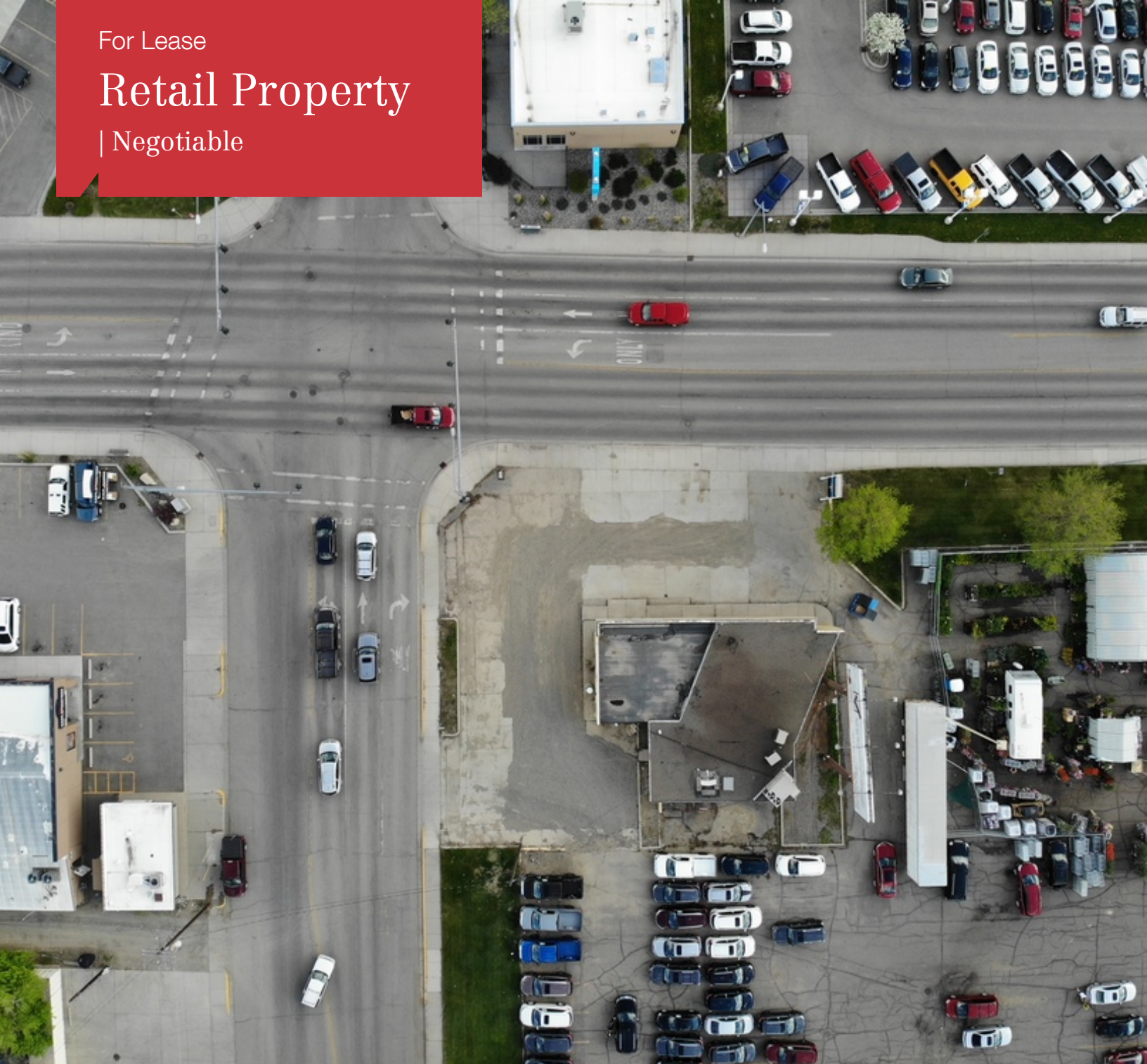
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For Lease

Retail Property

| Negotiable



GRAND AVENUE RIGHT-OF-WAY ACQUISITION DESCRIPTION PARCEL No. 75

A tract of land situated in lot 6, PARTINGTON PARK SUB., SIXTH FILING & S. 125' OF E. 120' LOT 5, Yellowstone County, Montana said tract being more particularly described as follows, to wit:

Beginning at a point on the north right-of-way line of Grand Avenue, said point of beginning being the southwest corner of Lot 6, PARTINGTON PARK SUB., SIXTH FILING & S. 125' OF E. 120' LOT 5; thence from said point of beginning N. 00°32'51" W. a distance of 10.46 feet; thence N. 87°44'41" E. a distance of 6.99 feet; thence S. 88°10'16" E. a distance of 95.79 feet; thence N. 43°25'47" E. a distance of 24.06 feet; thence S. 00°32'51" E. a distance of 24.29 feet; thence S. 89°52'09" W. a distance of 120.00 feet to the point of beginning, said tract contains 1217 square feet.

